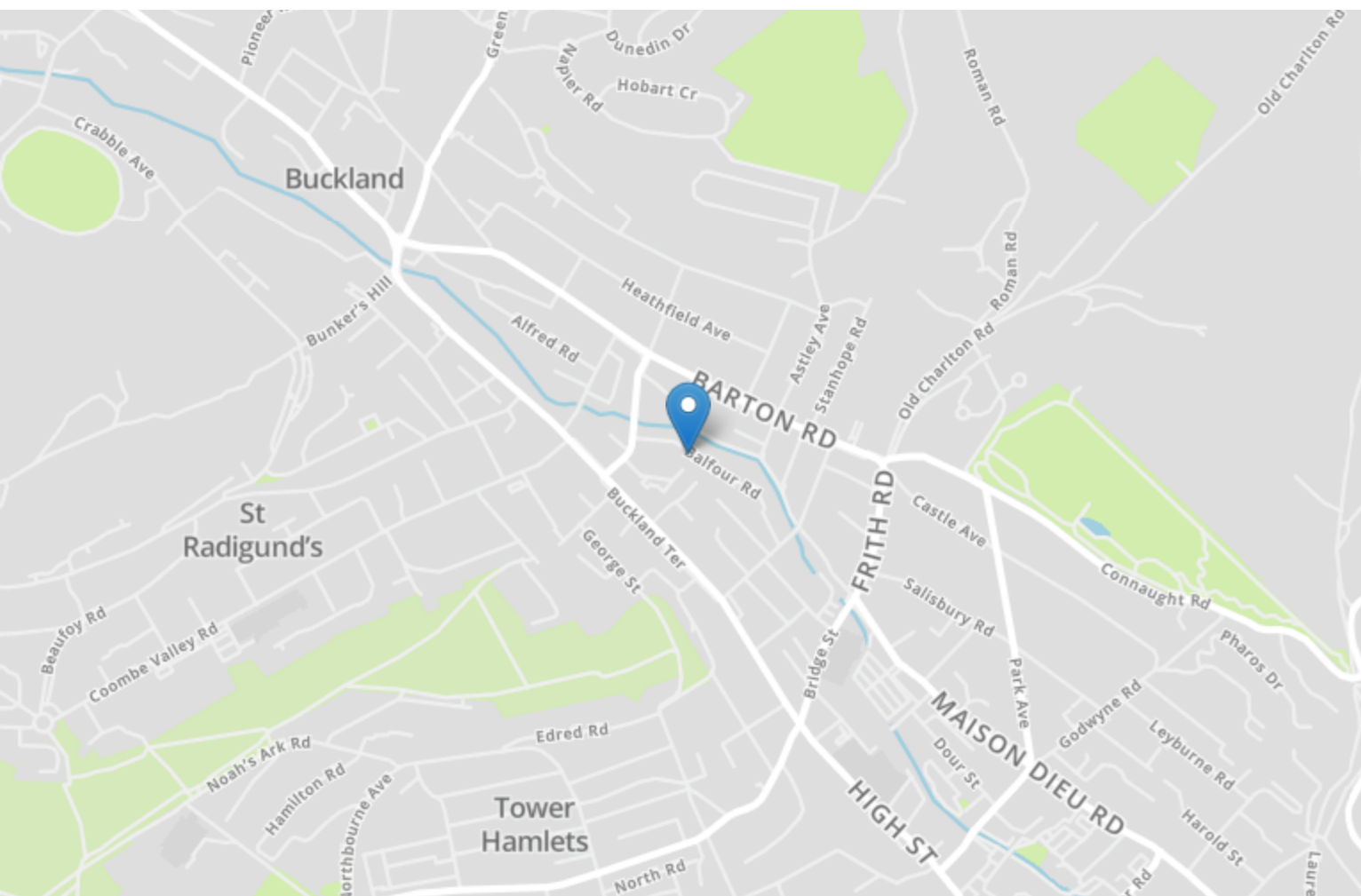


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



8 Balfour Road

Dover
CT16 2NQ

£200,000 FREEHOLD

Draft Details... Chain Free | Three Bedroom Semi Detached House | Popular Residential Location | Three Good Size Bedrooms & Upstairs Bathroom | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached house located in the popular Balfour Road, Dover. The accommodation boasts a spacious lounge and dining room, generous size kitchen/breakfast room, three bedrooms and an upstairs family bathroom. Additional benefits include a garden with side access, double glazing, gas central heating and NO ONWARD CHAIN. Balfour Road is located in a very convenient part of the historic seaside town of Dover and is in close proximity to all the town has to offer with its high street, schools and high speed rail link into St Pancras, London. The Road offers a selection of neatly positioned row of terraced homes as well as the immediate area having a main chain supermarkets, shopping centre and main line bus service. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

11' 11" x 11' 8" (3.63m x 3.56m) Laminate floor, radiator and double glazed bay fronted windows.

Dining Area

15' 1" x 10' 11" (4.60m x 3.33m) Space for table and chairs, laminate floor, radiator, double glazed window and under stairs storage cupboard.

Kitchen

13' 10" x 9' 5" (4.22m x 2.87m) Spacious kitchen with a mix of wall and base units, space for washing machine and fridge freezer. Integrated oven/hob, wall mounted boiler, breakfast bar, radiator, double glazed windows and door to the garden.

Bedroom One

14' 9" x 11' 9" (4.50m x 3.58m) Double bedroom with laminate floor, built in wardrobes, radiator and double glazed bay fronted windows.

Bedroom Two

11' 0" x 9' 7" (3.35m x 2.92m) Double bedroom with laminate floor, radiator and double glazed window.

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m) Generous size third bedroom with laminate floor, radiator and double glazed window.

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m) Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

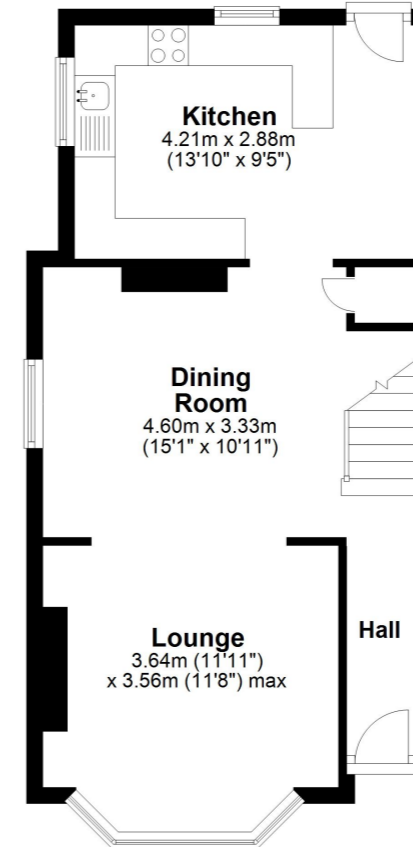
Garden

Courtyard rear garden with brick built shed and side access.

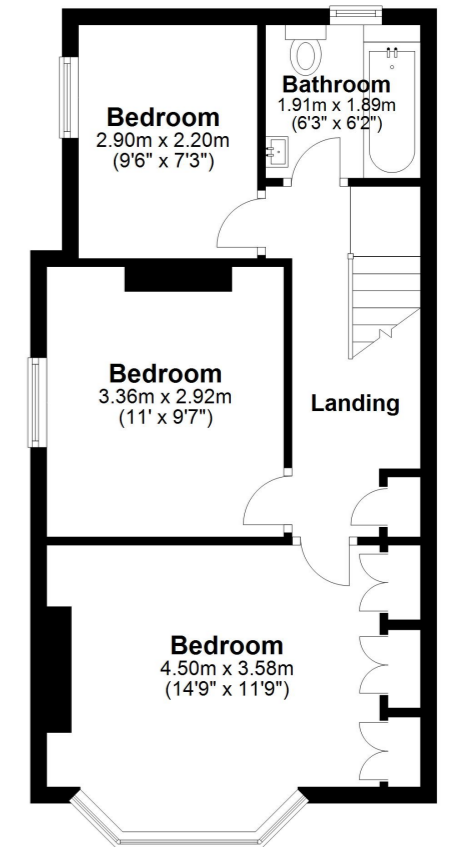
Area Information

Located within a level walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. There are several primary and secondary schools in the area and the nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

Ground Floor
Approx. 42.1 sq. metres (452.7 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 84.5 sq. metres (910.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

